

3-21: LANDSCAPING

A. PURPOSE

The purposes of the landscaping requirements of this ordinance are to enhance, conserve and stabilize property values by preventing wind and water erosion, creating an environment which discourages the accumulation of rubbish and litter, and providing an attractive neighborhood. Further, where required, the landscaping is necessary to contribute to the relief of erosion, heat, noise, and glare through the proper placement of trees and other vegetation.

B. PREREQUISITE

Where landscaping is required, it shall be placed and maintained according to the approved plan as a prerequisite to further use of the lot.

C. NONCONFORMING STATUS

Landscaping shall be deemed a substantive rather than a procedural requirement, such that any use of property on the effective date of this section which is nonconforming only as to landscaping may be continued in the same manner as if the landscaping were conforming.

D. PLOT PLAN

Where landscaping is required, a plot plan of the plantings and non-vegetative landscape features, irrigation facilities, and other uses of the lot shall be submitted at the time application is made for the primary use of the lot. The plot plan must be of sufficient scale and detail to determine that the purposes and requirements of this section are met. Where landscaping is required, at least 70 percent of the yard area surrounding the building, for a width at least equal to the minimum front, side and rear setback distances stated for the zone, shall be landscaped and maintained in landscaping. The landscaping shall be composed of irrigated lawn or other fire-restive green plants. Any portion of the setback area that is not proposed to be covered by landscaping (the remaining 30% or less setback area) shall have a covering that is hard surfaced, graveled, or composed of other suitable material to prevent vegetative growth, and shall be maintained free of weeds, brush, and flammable plants and materials. The plot plan shall show how these requirements will be met.

E. COVERAGE AND SCREENING

Coverage of the ground in landscaped areas shall be at least eighty-five percent (85%) by plant materials and waterways, when viewed from above, so that impervious landscaping features such as walkways and statuary do not impair runoff. Where screening is required, a five (5) foot tall or taller row of evergreen shrubs that are spaced to occlude vision shall constitute sufficient screening, unless a greater height is required as a condition of approval by the County Commission or Planning Commission in approving a conditional use permit or the Board of Adjustment in granting a special exception or variance.

F. MAINTENANCE

Required landscaping shall be maintained in a clean, orderly, healthful condition. Such shall include proper irrigation, pruning, mowing, weed removal, pest control, and replacement of dead plantings.